

**UNITED STATES BANKRUPTCY COURT  
FOR THE EASTERN DISTRICT OF VIRGINIA**

Richmond Division

IN RE:  
MADRICE D. HAMN, 1ST  
Debtor

Case No. 10-38522- KRH

Chapter 13

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U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN  
INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION, AS  
TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL  
ASSOCIATION, AS TRUSTEE FOR BEAR STEARNS ASSET BACKED  
SECURITIES I TRUST 2007-HE7

Movant

v.  
MADRICE D. HAMN, 1ST  
Debtor/Respondent

and  
IRIS HAMN  
Co-Debtor/Co-Respondent

and  
SUZANNE E. WADE  
Trustee/Respondent

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**ORDER GRANTING RELIEF FROM STAY AND CO-DEBTOR STAY**

Upon consideration of the motion U.S. Bank National Association, as Trustee, successor in interest to Bank Of America, National Association, as Trustee, successor by merger to LaSalle Bank National Association, as Trustee for Bear Stearns Asset Backed Securities I Trust 2007-HE7 to modify the automatic stay; it is

ORDERED that the automatic stay imposed by 11 U.S.C §362 is modified to permit the movant and its successors and assigns to enforce the lien of its deed of trust as it pertains to the real property located at 424 Pocahontas Drive, Ruther Glen, VA 22546 and is more particularly described as follows:

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND AND APPURTENANCES  
THERETO, BELONGING, LYING AND BEING AND SITUATE IN MADISON

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Karl Anthony Moses, Jr., VSB# 89433  
8100 Three Chopt Road, Suite 240  
Richmond, VA 23229  
(804) 282-0463  
*Counsel for the Movant*

MAGISTERIAL DISTRICT, CAROLINE COUNTY, VIRGINIA, AND DESIGNATED AS LOT 1516, AS SHOWN ON PLAT OF LAKE CAROLINE, WHICH PLAT IS DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF CAROLINE COUNTY, VIRGINIA, IN DEED BOOK 174, PAGE 442, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.,

which relief shall extend to the purchaser at the foreclosure sale to allow the purchaser to take such action under state law, as may be necessary, to obtain possession of the property.

IT IS FURTHER ORDERED that relief is granted as to Iris Hamn, the co-debtor(s), from the automatic stay imposed by Section 1301(a) to the same extent and on the same terms and conditions as granted as to the debtor.

May 23 2016

DONE at Richmond, Virginia, this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

/s/ Kevin R Huennekens

Honorable Kevin R. Huennekens

United States Bankruptcy Judge

Entered on Docket: May 24 2016

**I ASK FOR THIS:**

/s/ Karl Anthony Moses, Jr.

Karl Anthony Moses, Jr., VSB# 89433

BWW Law Group, LLC

8100 Three Chopt Road, Suite 240

Richmond, VA 23229

(804)282-0463 (phone)

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*Counsel for the Movant*

**SEEN:**

/s/ Suzanne E. Wade

Suzanne E. Wade, Trustee

Post Office Box 1780

Richmond, VA 23218-1780

*Chapter 13 Trustee*

Copy to:

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Pia J. North, Attorney at Law  
5913 Harbour Park Drive  
Midlothian, VA 23112

Suzanne E. Wade, Trustee  
Post Office Box 1780  
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Copy mailed to:

Madrice Hamn, 1<sup>st</sup>  
424 Pocahontas Drive  
Ruther Glen, VA 22546

Madrice D. Hamn, 1<sup>st</sup>  
5513 Spring Bluff Ct  
Fredericksburg, VA 22407

Iris Hamn  
424 Pocahontas Drive  
Ruther Glen, VA 22546

### **CERTIFICATION**

The undersigned certifies that:

1. The foregoing Order Granting Relief from Stay is identical to the form order required by Standing Order No. 10-2 and that no modifications, additions, or deletions have been made; and
2. The foregoing Order Granting Relief from Stay has been endorsed by or on behalf of all necessary parties and counsel herein, in accordance with Local Rule 9022-1.

/s/ Karl Anthony Moses, Jr.  
Karl Anthony Moses, Jr.  
Attorney for Movant